



You will learn today:

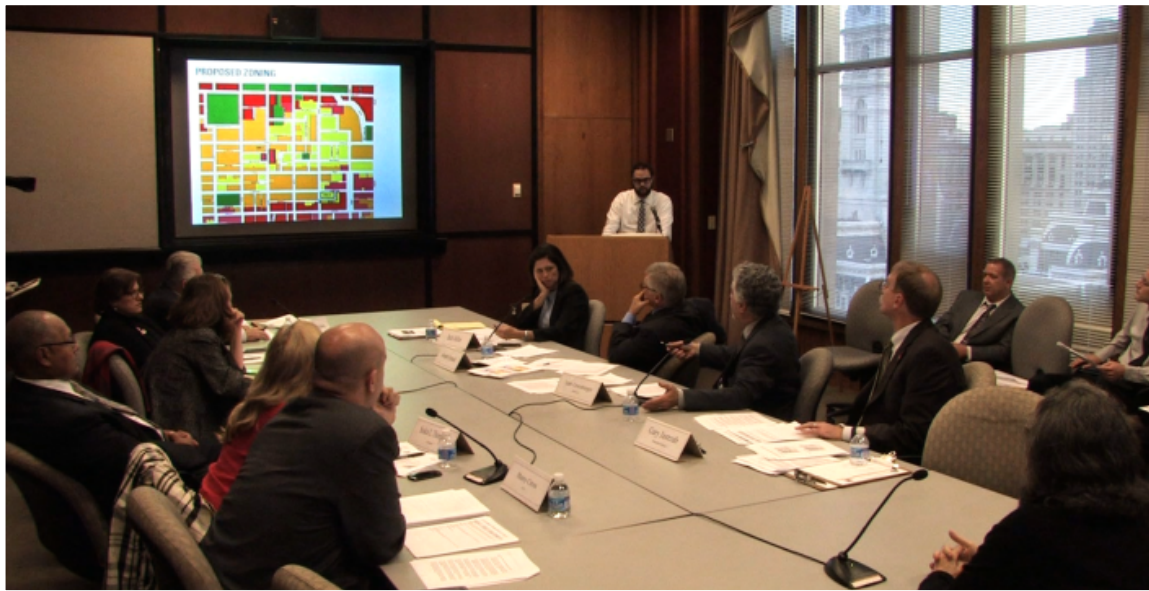
What is a public meeting?

What is a public hearing?

Why you have an agenda and how to use it

Administrative and Legislative items and how to treat them

How to get people to yell and scream and disrupt the meeting





All meetings of public bodies
must be open to the public!





**Right to attend,
see and hear
public's
business**

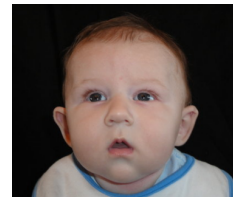


**Attend, but
not to speak!**

“Observe” not “Participate”



No Speaking?
Doesn't public have
the right to speak?



Public Hearing vs. Public Meeting





PC: Three Roles

LEGISLATIVE

ADMINISTRATIVE

QUASI-JUDICIAL

Legislative Action

- Relates to adoption of ordinance, policy and rules
- Decisions are more political than legal
- Preferences of legislative body members given broad deference by the courts
- Usually only challengeable in court if no public benefit at all, or tries to do something clearly illegal
- Actions are referable!

Legislative Actions



- Adoption or amendment of General Plan
- Adoption or amendment of Land Use Ordinances
- Zonings or rezones
- Annexations
- Adoption of fee schedules



Legislative Action
Public Hearing Required!

Administrative Action

- Items being considered under the ordinances and rules already established by Legislative action
- Decisions are more legal & technical, rather than political (not policy)
- Strict standards of review in the courts – there must be “substantial evidence” for the action taken
- There must be “evidence”, or facts to support your decision
- NOT Referrable!

Administrative Actions



- Issuance of building permits
- Site plan reviews
- Conditional use permits
- Subdivision reviews
- Land use application approvals





Quasi-Judicial Action

- Appeal of a decision made under the ordinances and rules in place at time of request
- Appeal action are very legal & technical, considering if the decision was made within the law
- Strict standards of review – must determine if action was based on “substantial evidence”
- Must develop “Findings of Fact” to support decision
- Can appeal to the courts

Quasi-Judicial Actions



- Appeal of building permit decision
- Appeal of Site plan reviews
- Appeal of Conditional use permits
- Subdivision reviews
- Land use application approvals

EVIDENCE!



When to Get Public Input

Legislative



Administrative



Quasi-Judicial



24 March 2019 Agenda

COUNTY PLANNING COMMISSION

NOTICE AND AGENDA

Notice is hereby given that the County Planning Commission will hold their regular meeting on Thursday, March 24, 2019 at 7:00 p.m. in the County Administrative Building.

The agenda shall be as follows:

1. Opening and approval of minutes from the meeting of February 25, 2019.
2. Matters that properly come before the Planning Commission:
 - a. Reports.
 - b. Correspondence.
 - c. Calendar. Conditional use permit for a major home occupation "B", Foot Zone therapy at 145 South 300 East.
3. Public Input on any item not on the Agenda

Administrative Items:

1. Conditional use permit for farm animals at 1396 South HWY 89.
2. Modification of an existing conditional use permit for a public utility station at 675 West Mutton Hollow Road – CenturyLink.

Legislative items:

1. **Public hearing** and request to rezone 4.05 acres of property at approximately 880 South Sunset Drive from A-1(Light Agriculture) to R-1-LD (Residential Single Family Low Density) – Symphony Homes
2. **Public hearing** and preliminary plat approval for Sunset Equestrian Estates Phase 19 at approximately 880 South Sunset Drive.

Staff Presentations:

Review of the County Active Transportation Plan.

Adjournment.

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- How to get people to yell and scream and disrupt the meeting